



MARKED AGENDA
SCOTTSDALE PLANNING COMMISSION
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
OCTOBER 27, 2004
5:00 P.M.

ROLL CALL

COMMISSIONER SCHWARTZ ABSENT

MINUTES REVIEW AND APPROVAL

ITEM 1 APPROVED, 6-0; MOTION COMMISSIONER HEITEL

1. October 13, 2004

CONTINUANCES

ITEM 2 CONTINUED TO DECEMBER 1, 2004, 6-0; MOTION COMMISSIONER BARNETT

2. [12-ZN-2004 \(Miller & McDonald\)](#) request by Beus Gilbert PLLC, applicant, Arizona American Water Company, owner, to rezone from Single Family Residential District (R1-43) to Service Residential (S-R) on a 4 +/- acre parcel located at 5975 N Miller Road (Southeast corner of McDonald Drive & Miller Road). **Continued to December 1, 2004.**

EXPEDITED AGENDA

ITEMS 3 & 4 MOVED TO THE REGULAR AGENDA

ITEM 3 RECOMMENDED FOR APPROVAL AS AMENDED, 6-0; MOTION COMMISSIONER HEITEL

3. [19-UP-2004 \(The Coach House\)](#) request by Jorden Bischoff McGuire Rose & Hiser, PLC, applicant, Jim Brower For Coach House, owner, for a conditional use permit for a bar on a 3,700 +/- sq. ft. parcel located at 7011 E Indian School Road with Central Business District, Downtown Overlay (C-2, DO) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Jordan Rose, 480-505-3900.**

ITEM 4 RECOMMENDED FOR APPROVAL, 5-1; MOTION COMMISSIONER STEINBERG; COMMISSIONER BARNETT DISSENTING

4. [29-UP-2004 \(Pfeffer Finishes\)](#) request by Fronske Assoc Architects, applicant, Evans Corporate Park LLC, owner, for a conditional use permit for furniture refinishing on approximately 5 acre parcel located at 8350 E Evans Road Suite E-2 with Industrial Park (I-1) zoning. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Bob Fronske, 480-966-3967.**

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ITEM 5 RECOMMENDED FOR APPROVAL, 6-0; MOTION COMMISSIONER STEINKE

5. [16-AB-2004 \(Kalarama Apartments\)](#) request by Kalarama LLC, applicant/owner, to abandon the existing Kalarama Street cul-de-sac. Staff contact person is Suzanne Colver, 480-312-7087. **Applicant contact person is Kevin Corrigan, 602-763-4668.**

REGULAR AGENDA

ITEM 6 MOVED TO THE EXPEDITED AGENDA

ITEM 6 RECOMMENDED FOR APPROVAL, 5-0; MOTION COMMISSIONER BARNETT; COMMISSIONER HEITEL ABSTAINING

6. [27-UP-2004 \(Heitel Ranch\)](#) request by Beus Gilbert PLLC, applicant, James Heitel, owner, for a conditional use permit for a Ranch on a 6.2 +/- acre parcel located at 8485 E Dixileta Drive with Single Family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning. Staff contact person is Kira Wauwie, 480-312-7061. **Applicant contact person is John Berry, 480-429-3003.**

ITEM 7 RECOMMENDED FOR APPROVAL, 5-0; MOTION COMMISSIONER STEINBERG

7. [8-GP-2004 \(Desert Mountain Parcel 16\)](#) request by Earl, Curley & Lagarde, applicant, Desert Mountain Properties, owner, for a non-major General Plan Amendment from Commercial to Urban Neighborhoods on approximately 15 acre parcel located at 10525 N. Desert Hills Drive. Staff contact person is Suzanne Colver, 480-312-7087. **Applicant contact person is Stephen Earl, 602-265-0094.**

ITEM 8 RECOMMENDED FOR APPROVAL, 5-0; MOTION COMMISSIONER STEINBERG

8. [15-ZN-2004 \(Desert Mountain Parcel 16\)](#) request by Earl, Curley & Lagarde, applicant, Desert Mountain Properties, owner, to rezone from Central Business District, Environmentally Sensitive Lands (C-2 ESL) to Resort/Townhouse Residential District, Environmentally Sensitive Lands (R-4R ESL) on an approximately 15 acre parcel located at 10525 E Desert Hills Drive. Staff contact person is Suzanne Colver, 480-312-7087. **Applicant contact person is Stephen Earl, 602-265-0094.**

NON-ACTION ITEM

9. Discussion on ASU-Scottsdale Center for Innovation

WRITTEN COMMUNICATION

ADJOURNMENT APPROXIMATELY 6:45 PM

David Gulino, Chairman
Eric Hess
James Heitel
Steven Steinke

Steve Steinberg, Vice Chairman
David Barnett
Jeffrey Schwartz

For additional information click on the link to 'Projects in the Public Hearing Process' at:
<http://www.ScottsdaleAZ.gov/projects>.

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Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.